

# DESIGN & ACCESS STATEMENT

TO ACCOMPANY

APPLICATION FOR PLANNING &  
LISTED BUILDING CONSENT

FOR

REPLACEMENT OF EXISTING FIXED WINDOWS  
FOR OPENABLE  
TO GROUND FLOOR  
HOLLAND AND SAUCHIEHALL STREET ELEVATIONS

AT

THE HENGLERS CIRCUS  
351-363 SAUCHIEHALL STREET,  
GLASGOW  
G2 3HU

## Document Revision

REVISION	DESCRIPTION	DATE	BY
-	FIRST ISSUE	21.07.2021	JM

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## 1.0 Introduction

### 1.1 Purpose and Format

This Design and access statement has been prepared on behalf of JD wetherspoon PLC in support of the application of planning and listed building Consent at: The Henglers Circus, 351-363 Sauchiehall Street, Glasgow. The statement assess and evaluates the site and its context, to record the local character and circumstances.

It provides a description of the proposals and explains the principals and concepts that have informed the design development.

### 1.2 Location

The application site is located on the corner of Sauchiehall and Holland Streets in Glasgow City Centre within the Glasgow Central Conservation Area. The pub is primarily surrounded by other hospitality venues along with banks and retail premises. Charing Cross Station is located approximately 200 meters South-West of the site.

### 1.3 Building History

The four storey building was constructed in circa 1850 and with an Edwardian shop front is thought to have been a retail store on the ground floor. Little information can be found on the individual building history however there is much documented history about the evolution of Sauchiehall Street on which it is located. This streetscape is valued for its historical and architectural contribution to the area. It has long served as one of the city's principal retail and entertainment streets. The current day pub takes its name from the popular circus which stood close by, on Sauchiehall Street, in the early 20<sup>th</sup> century.

## 2.0 Amount

### 2.1 Amount

This Proposal would not create any additional floor space.

### 2.2 Layout

The Proposal would not affect the layout of the building

### 2.3 Scale

The scale of the building will not be impacted by the addition of openable windows to the ground floor elevation.

### 2.4 Appearance of the Development

The street level elevation of the building has already been modified from its original design through the use of contemporary style fixed windows. The proposed operable windows will be fixed inside the existing openings to ensure there is no change to the structure of the building. The new operable window/door designs incorporate various vertical mullions (refer to drawings) which will be more in keeping with the original visual scale of the building. The existing fixed windows are clearly not in

keeping with the original style of the building. IN this way, the proposal will provide a more flexible interior environment by allowing the doors to be opened and the internal spaces being naturally cooled. This has the secondary benefit of visually and physically connecting the internal spaces to the streetscape.

## 3.0 Access

### 3.1 Approach / Entrance

The entrance and the approach will not be altered by these proposals

### 3.2 Entrance / Exit Doors

The existing Doors will not be altered by this proposal.

### 3.3 Signage

The signage is to remain as existing and should comply with the current regulations.

– the positive contribution that conservation of heritage assets and the historic environment generally can make to the establishment and maintenance of sustainable communities and economic vitality by virtue of the factors set out in HE3.1

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